

065.0

0004

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

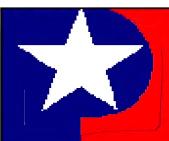
937,100 / 937,100

USE VALUE:

937,100 / 937,100

ASSESSED:

937,100 / 937,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28-30		GLEN AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SMITH DEBORAH T	
Owner 2:	
Owner 3:	
Street 1: 39 ELDRIDGE CT	
Street 2:	

Twn/City: HINGHAM	
St/Prov: MA	Cntry
Postal: 02043	Own Occ: N

PREVIOUS OWNER	
Owner 1: SMITH JOHN J -	
Owner 2: SMITH DEBORAH T -	
Street 1: 28 GLEN AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

SALES INFORMATION	
Grantor	Legal Ref
SMITH JOHN J,	54318-476
MERRILL/MARINO	43686-137
MARINO JOHN J	41575-530
MERRILL SHARON	41388-260
BAILEY MURIEL C	31836-125
BAILEY MURIEL	28246-169

TAX DISTRICT	Parcel ID
	065.0-0004-0018.0

PAT ACCT.	5624
PRINT	
Date	Time
12/30/21	02:30:00
LAST REV	
Date	Time
04/16/19	14:52:06
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION	
This parcel contains .195 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	3
t	Below Stree
Gas:	

BUILDING PERMITS	
Date	Number
8/1/2012	962

Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
Re-Roof	4,400	C				
Manual	15,000				V/SIDING-REP PORCH	

ACTIVITY INFORMATION	
Date	Result
11/17/2018	MEAS&NOTICE
BS	Barbara S
4/29/2009	Inspected
189	PATRIOT
4/8/2009	Measured
372	PATRIOT
10/5/1999	Mailer Sent
10/5/1999	Measured
256	PATRIOT
7/29/1993	
EK	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Unit Type
Land Type	
LT Factor	

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	8490	Sq. Ft.	Site	0	70.	0.79	12				472,290						472,300	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																							
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average																														
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																														
Frame: 1	- Wood			1/2 Bath:	Rating:																														
Prime Wall: 4	- Vinyl			A HBth:	Rating:																														
Sec Wall:				OthrFix:	Rating:																														
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>																															
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1																											
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
View / Desir:				Frl:	Rating:			Other																											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																											
Grade: C	- Average							Lvl 2																											
Year Blt: 1925	Eff Yr Blt:							Lvl 1																											
Alt LUC:	Alt %:							Lower																											
Jurisdct:	Fact: .							Totals	RMs: 11	BRs: 4	Baths: 2	HB																							
Const Mod:								<b>REMODELING</b>				<b>RES BREAKDOWN</b>																							
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL																							
<b>INTERIOR INFORMATION</b>				Functional:				Interior:	1	6	2																								
Avg Ht/FL: STD				Economic:				Additions:	1	5	2																								
Prim Int Wal 2	- Plaster			Special:				Kitchen:																											
Sec Int Wall:				Override:				Baths:																											
Partition: T	- Typical							Plumbing:																											
Prim Floors: 3	- Hardwood							Electric:																											
Sec Floors:								Heating:																											
Bsmnt Flr: 12	- Concrete							General:																											
Subfloor:								Totals				2	11	4																					
Bsmnt Gar:																																			
Electric: 3	- Typical																																		
Insulation: 2	- Typical																																		
Int vs Ext: S																																			
Heat Fuel: 2	- Gas																																		
Heat Type: 5	- Steam																																		
# Heat Sys: 2																																			
% Heated: 100	% AC:																																		
Solar HW: NO	Central Vac: NO																																		
% Com Wal	% Sprinkled																																		
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:															
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 065.0-0004-0018.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																	
More: N	Total Yard Items:																																		
	Total Special Features:																																		
	Total:																																		